

MARKETING FACT SHEET

Property Name: Historic Bingham High School/Former Bingham Middle School

Location: 100 State Highway
Approx. 9000 West 10200 South
Copperton, Salt Lake County, Utah

Building construction: 1931 - Unreinforced masonry

Owner: Kennecott Utah Copper Corporation

A feasibility study for the building is in progress and will be completed in January, 1999. The study will be available to all interested applicants from the Utah Heritage Foundation. Contact Kirk Huffaker at (801)533-0858.

The National Trust for Historic Preservation and Copperton Preservation Advocates, the Utah Division of State History and the Utah Heritage Foundation, have partnered with Kennecott Utah Copper Corporation to identify potential tenants for historic Bingham High School. The tenants must meet the following criteria:

- Be willing to allow the building to be used for appropriate community events
- Be an agency or subagency of local, state, or federal government or be a non-profit organization;
- Be willing to pay own utilities;
- Be willing to carry liability insurance;
- Be willing to enter into a cooperative arrangement with other tenants to eventually take title to the building or be willing to take the building title now;
- Have ability to renovate space to meet own needs;
- Meet planning and zoning requirements of Salt Lake County;
- Kennecott may be willing to consider a for-profit entity that will service tenants (i.e. restaurant, etc)., as long as the entity has no ownership interest in building.

The building is located in an excellent site in historic Copperton, Utah. The building is an historically important structure offering a superb opportunity with quality and image for the right tenants. The structure is in need of repair but has significant potential. Tenants that meet conditions will be provided space rent free.

If you are interested, please contact Copperton Preservation Advocates:

Kim D. Malkogainnis
(801)568-7761
fax: (801)568-3142
Email: akmalkos@aol.com

Afton Anderson
(801)569-0077
Email: graciez@webtv.net
115 W. Park Street
Copperton, UT 84006

APPLICATION FOR CONSIDERATION AS A TENANT FOR BINGHAM HIGH SCHOOL, COPPERTON, UTAH

Please fill in all spaces, use first, middle and maiden names - no initials. If an item is not applicable, please so indicate. Include additional information on a separate exhibit. Sign and date where indicated. This form must be completed by the following: the proprietor if a sole proprietorship; each partner if a partnership; each officer, director and 20% stock holder if a corporation; and any other person including a hired manager who has authority to speak for and commit the potential tenant.

NAME OF ORGANIZATION, AGENCY, COOPERATION

NAME _____

ADDRESS _____ CITY, STATE, ZIP

AMOUNT OF SPACE REQUESTING

AMOUNT OF PARKING REQUIRED

OTHER NEEDS

A) ARE YOU OR YOUR AGENCY/NON-PROFIT/BUSINESS INVOLVED IN ANY PENDING LAWSUITS? ____ YES
____ NO IF YES, FURNISH DETAILS ON A SEPARATE EXHIBIT.

B) NAME OF MANAGER WHO HAS AUTHORITY TO SPEAK FOR AND COMMIT THE ENTITY IN THE MANAGEMENT OF THE AGENCY/NON-PROFIT/BUSINESS. PLEASE OUTLINE THEIR EXPERIENCE OR INCLUDE THEIR RESUME.

C) PLEASE INCLUDE DATE NON-PROFIT/AGENCY/BUSINESS ESTABLISHED, NATURE OF THE WORK, TYPES OF PRODUCTS AND SERVICES, CUSTOMER PROFILE, KEY CUSTOMERS, MAJOR COMPETITORS, MAJOR PAST ACCOMPLISHMENTS, FUTURE PLANS FOR GROWTH/EXPANSION AND HOW THIS SPACE WILL BE USED (USE SEPARATE SHEET).

D) IF APPLICABLE, A STATEMENT OF FINANCIAL CONDITION OF THE OFFEROR AND ITS PRINCIPLES OR, IN THE CASE OF A NEW OR START-UP COMPANY OR NON-PROFIT, THE PRINCIPLES AND ANY FINANCIAL SPONSORS OR INVESTORS. THESE FINANCIAL STATEMENTS WILL BE REVIEWED TO DETERMINE THE ABILITY OF THE OFFEROR TO FULFILL THE TERMS OF A LEASE AND TO ESTABLISH THE FINANCIAL STABILITY OF THE OFFER. IF YOU ARE UNABLE TO PROVIDE A FINANCIAL STATEMENT, PLEASE EXPLAIN. INCLUDE AN EXPLANATION OF ANY BANKRUPTCY OR JUDGEMENTS (USE SEPARATE SHEET).

E) IF APPLICABLE AT LEAST ONE BANKING REFERENCE

F) IF APPLICABLE AT LEAST ONE YEAR'S OPERATING PROJECTION FOR THE PROPOSED ENTITY OR ENTERPRISE. THIS PROJECTION SHOULD INCLUDE DETAILS ON REVENUE FOR ALL SERVICES. THIS PROJECTION SHOULD ALSO IDENTIFY INITIAL CAPITALIZATION REQUIREMENTS AND THE SOURCE OF

THAT CAPITAL. IN ORDER TO UNDERTAKE REHABILITATION (USE SEPARATE SHEET).

G) ABILITY TO PROVIDE NECESSARY INSURANCE AND TO PAY WORKERS COMPENSATION AND PAYROLL TAXES

H) ANY OTHER FINANCIAL DATA THE OFFEROR WOULD LIKE CONSIDERED

AUTHORIZATION TO RELEASE INFORMATION

I/WE HEREBY AUTHORIZE THE RELEASE TO THE COPPERTON PRESERVATION ADVOCATES AND KENNECOTT UTAH COPPER CORP. ANY AND ALL INFORMATION THEY MAY REQUIRE AT ANY TIME FOR ANY PURPOSE RELATED TO OUR CREDIT TRANSACTION WITH THEM. I/WE FURTHER AUTHORIZE THE COPPERTON PRESERVATION ADVOCATES OR KENNECOTT UTAH COPPER CORP. TO RELEASE SUCH INFORMATION TO ANY ENTITY THEY DEEM NECESSARY FOR ANY PURPOSE RELATED TO OUR CREDIT TRANSACTION WITH THEM.

I/WE HEREBY CERTIFY THAT THE ENCLOSED INFORMATION (PLUS ANY ATTACHMENTS OR EXHIBITS) IS VALID AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE

SIGNATURE_____ DATE_____

SIGNATURE_____ DATE_____

**PERSONAL FINANCIAL STATEMENT
CONFIDENTIAL**

Complete if you are a for profit organization

SECTION 1 - INDIVIDUAL INFORMATION (TYPE OR PRINT)

NAME

ADDRESS

CITY, STATE, ZIP

HOW LONG AT PRESENT ADDRESS _____ YEARS

_____ MONTHS

SOCIAL SECURITY NUMBER/TAX ID _____ DATE OF

BIRTH _____

POSITION OR OCCUPATION

BUSINESS NAME

BUSINESS ADDRESS

CITY, STATE, ZIP

LENGTH OF EMPLOYMENT

RES. PHONE () _____ BUS. PHONE (

) _____

NAME OF NEAREST RELATIVE

ADDRESS OF NEAREST RELATIVE

PHONE OF NEAREST RELATIVE (

) _____

SECTION 2 - STATEMENT OF FINANCIAL CONDITION AS OF _____ 19____

ASSETS	IN DOLLARS	LIABILITIES	ORIGINAL BALANCE	PRESENT BALANCE
TOTAL ASSETS _____		TOTAL LIABILITIES _____		
SOURCE OF INCOME				
Base Salary per annum				
Bonus and Commissions				
Dividends and Interest Income				
Real Estate Income (Net)				
Other Income - Itemize				
Proprietorship (attach Income Stmt.)				
Total				